

DRAFT ENVIRONMENTAL IMPACT STATEMENT
FOR
THE CITY OF OAKVILLE COMPREHENSIVE PLAN

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1. DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR THE OAKVILLE COMPRE-
HENSIVE PLAN

2. INTRODUCTION

A. The City of Oakville proposes adoption of a Comprehensive land use plan providing a basis upon which to make future capital facility and land use decisions. Pursuant to SEPA guidelines, this environmental analysis will consider not only the action of adoption but also the subsequent actions if implementing the plan in so far as such implementation can be foreseen and can be related to the initial action of adoption. The detailed provisions of the proposal are contained in the publication The City of Oakville Comprehensive Plan: Part Two, The Comprehensive Plan, as revised to the latest date. This plan relies upon a publication entitled The City of Oakville Comprehensive Plan: Part One, Inventory and Analysis, (September 1978) and this statement for its analytical base.

The plan covers the incorporated area of Oakville and the immediate vicinity as described in the plan.

B. The lead agency is the City and the Mayor is the responsible official.

C. The Statement has been prepared by the staff of the Grays Harbor Regional Planning Commission.

D. While the proposal itself consists of only the action of the City Council in the adoption of the plan, it is envisioned that this statement may be applicable to all further implementing steps and procedures of the City. Since it is hoped that the plan will also be considered by the County Planning Commission and the Regional Planning Commission, this statement may be applicable to those deliberations, and any resulting implementing measures.

E, & F. All information regarding this statement can be obtained from the offices of the authors, the Grays Harbor Regional Planning Commission office, 207½ E. Market, Aberdeen, WA. Copies of the EIS may be obtained for the cost of \$2.50.

This EIS is issued on February 19, 1979.

All comments regarding the EIS shall be submitted to the City by March 26, 1979.

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4. DISTRIBUTION LIST

- A. Grays Harbor County
- B. Grays Harbor Regional Planning Commission
- C. Department of Ecology
- D. Grays Harbor Public Utility District #1
- E. Oakville School District No. 409
- F. Department of Commerce and Economic Development
- G. Department of Fisheries
- H. Department of Natural Resources
- I. Office of Community Development
- J. Department of Transportation
- K. Washington Public Power Supply System

5. SUMMARY OF ENVIRONMENTAL IMPACT STATEMENT

A. The City of Oakville proposes to adopt a Comprehensive Plan authorizing a range of policies which seek to balance competing environmental, social, and economic needs in the community in the face of a rapidly rising growth pressure--pressure which could significantly change the character of the city. This creates environmental costs which satisfy economic and social needs while attempting to

keep those costs a minimum.

B. Basically, these impacts may be related to the following features of the plan:

- The plan commits particular areas to particular uses, thereby foreclosing the employment of these areas for other uses. By providing the space for these uses, however, the plan is expected to divert development from other areas and preserve present agricultural and rural character, thereby preserving them for the future.
- However, the plan has the impact of limiting this growth and concentrating it within the City's boundaries. Depending upon the desire of others to live in Oakville, this may have the effect of increasing housing demand and, eventually, costs.
- By permitting development, the usual range of construction impacts may be anticipated (including earth movement, temporary noise, traffic interruption and increase, etc.).

C. While these impacts on present conditions will result, such impacts are less significant or pose less severity in their consequences than the potential impacts of the identified alternatives. These alternatives include:

1. No action.
2. Directing growth within incorporated boundaries, (a major portion of the plan).
3. Directing growth to temporary housing areas.
4. Directing growth in one direction towards concentrated service areas.
5. Dispersing growth in a broad, even pattern around the City.

D. & E. The statement notes that the mitigation of specific impacts arising from anticipated construction cannot be mitigated completely at this planning stage, and the statement recognizes that such mitigating measures can be better evaluated under the terms of SEPA at the time of implementation.

6. DESCRIPTION OF THE PROPOSAL

- A. Name and Sponsor of Proposal: City of Oakville: The City of Oakville Comprehensive Plan.
- B. Location of Project: The incorporated City of Oakville and immediate vicinity.
- C. Related File Numbers: Unknown.

- D. Phasing of Construction: The proposed plan will be gradually implemented as development proceeds under the policy framework of the plan. Each construction project will be subject to the requirements of SEPA to the extent that aspects of such projects are not included under this statement.
- E. Major Features of the Proposal: The proposal includes the following major features:
1. Policies designed to limit the total amount of growth in the City so that population density is not raised to a level requiring the installation of a sewage collection system.
 2. Policies designed to protect the small-town, rural environment of Oakville including:
 - a. maintaining a development density not exceeding the capacity of the soils to manage septic waste, and
 - b. encouraging development upon in-City vacant lots at a low density.
 3. Policies suggesting development expansion eastward from existing limits
 4. Policies encouraging preservation of agriculturally used and agricultural productive lands.
 5. Policies protecting development from natural hazards such as flooding and land slides.
 6. Development policies encouraging continued commercial expansion along Pine Street, particularly with establishments serving needs of U.S. IZ travellers.
 7. Policies allowing expansion of northern industries to insure continued economic well-being of the City.
 8. Allowing mobile homes within the City in order to combat rising housing costs.
 9. Providing and maintaining capital facilities to a level affordable by City residents yet adequate to meet basic needs (schools, water distribution, streets and recreation).
- F. Related to other Plans: This proposal seeks to establish a comprehensive plan for the city and its environs. The plan represents a refinement of regional and county plans and conforms in intent to the policies of those plans. The urban development objectives of the plan tend to promote regional policies intended to conserve agricultural and forest lands, while meeting regional housing, commercial and employment needs.

7. EXISTING ENVIRONMENTAL CONDITIONS

Numerous works describe the area's existing environmental conditions and were consulted in this statement's development including:

- A. Part I of the Comprehensive Plan Document (herein called "Part I").
- B. The Environmental Impact Statement for the Washington Public Power Supply System's nuclear reactors 3 and 5 (herein referred to as "Satsop E.I.S.").
- C. Grays Harbor Erosion Management Study, Grays Harbor Regional Planning Commission.
- D. Water Quality Management Plan of Grays Harbor, Grays Harbor Regional Planning Commission.
- E. Other works on file with the Grays Harbor Regional Planning Commission at 207½ East Market, in Aberdeen.

More specific elements of the environment are listed below:

A. Elements of the Physical Environment:

1. Earth:

- (a) Geology. Discussed on pages 1 thru 4 of the Part I Plan Document.
- (b) Soils. Pages 6 to 11 of Part I.
- (c) Unique Physical Features: N/A.
- (d) Erosion. Discussed in detail in the Grays Harbor Erosion Control Plan.
- (e) Accretion. N/A.

2. Air:

- (a) Air Quality. Air quality in Oakville is very good with no major point source of pollution present. Existing contaminants are related to vehicular emissions from local traffic and the U.S. 12 highway. (Regional air quality is extensively addressed in the Satsop EIS.)
- (b) Odor. There are no major sources of unpleasant odors in Oakville. The chief source of unpleasant odors would be agricultural uses in the vicinity of the city.
- (c) Climate. Page 3 of Part I and also the Satsop Project EIS.

3. Water:

- (a), (b), (c), & (d) Surface Water. Pages 5-8, and page 15 of Part I.

(e) Surface Water Quality. See the Grays Harbor Water Quality Management Plan, on file with the Grays Harbor Regional Planning Commission at 207½ E. Market, Aberdeen.

(f), (g) & (h) Ground Water. Page 5 Part I.

(i) Public Water Supply. Pages 64 to 66 of Part I.

4. Flora: In pristine times the region was covered with dense virgin forest. Most of these forest areas remain but are generally limited to higher sloped areas in the northern part of the area (e.g. Capital Forest). In these forested areas a wide variety of species may be found with conifers dominant (Douglas Fir, Western Hemlock, Western Red Cedar, and Sitka Spruce).

On the alluvial flood plain vegetation varies with degree of drainage. On poorly drained soils grow Western Red Cedar, or mixed stands of Western Red Cedar, Hemlock, Douglas Fir, Red Alder, and Big Leaf Maple. Near Riparian habitats Black Cottonwood, Oregon Ash, Big Leaf Maple and Red Alder are common. The bottom lands are used for moderate production of grasses for dairy cattle or for cash crops. Land on the river terraces, benches, or moderately rolling uplands is used partially for production of forage for livestock. Secession of riparian areas is characterized by pioneering species of willow and alder to be mixed later with Oregon Ash, Cottonwood and Big Leaf Maple.

Detailed inventories of the vegetation of the Chehalis Valley may be found in the environmental reports prepared for the nuclear power plants at Satsop.

5. Fauna: Fauna in the area generally is characteristic of northwest coastal regions of moderate settlement in agricultural and forest areas.

More detailed discussions of areawide fauna are provided in Part I of the plan document, pages 11 through 18 and in the Satsop EIS.

6. Noise: Oakville's noise level is insignificant. Noise which does exist emanates from minor vehicular traffic, particularly on Highway 12, and activities around Oakville Shake Mill, the City's major industry.
7. Light and Glare: Bothering levels of light and glare have not been noted.
8. Existing Land Use: Noted in Chapter II of Part I, the Plan Document.

9. Use of Natural Resources: The uses of natural resources in the planning area consists primarily of:

- (a) Use of space for development (residential, commercial, and industrial).
- (b) Agricultural uses.
- (c) Forest products harvest.
- (d) Sport fishing on area rivers.

All of these uses (except the use of space for development) are renewable.

10. Risk of Explosion or Hazardous Emission: There are no known risks, unless rail shipments or truck shipments on the freeway have such hazards. Such risks are thought to be minimal.

B. Elements of the Human Environment:

1. Population: Population characteristics for the area are discussed in Chapter III and population projections in Chapter VII and VIII of Part I.

2. Housing: Chapter IV in Part I.

3. Transportation/Circulation: Pages 67 through 70, Part I.

4. Public Services:

(a) Fire: Page 74 of Part I.

(b) Police: Page 74 of Part I.

(c) Schools: Page 70 through 73 of Part I.

(d) Parks: Page 75 of Part I.

(e) Maintenance: Water - page 64 of Part I; Sewer - page 64 of Part I; and Streets - page 67 of Part I.

(f) Other: Library facilities - page 76 of Part I.

5. Energy: Regional energy issues are discussed in the Satsop EIS.

6. Utilities:

(a) Energy: Electrical energy is provided by the Grays Harbor Public Utility District. Oakville City lies within Route 94 of the system and surrounding areas lie within Routes 90 (to the south) and 92 (to the north).

(b) Communications: Telephone service is provided by Pacific Northwest Bell with direct connection to Centralia. The City has the same prefix number as the Rochester area (273). The City subscribes to the Centralia Daily Chronicle and the Elma

Daily Chronicle and places them in the library. Since most persons subscribe to one or both of these papers, city legal notices are published in these papers. This allows those who do not subscribe to papers to examine official notices when in the library. The main radio station received by residents is KELA from Centralia. All residents receive television's KIRO from Seattle. Other Seattle television stations are received by east-City residents and some Portland stations are received by west-City residents.

(c) Water: Service discussed on pages 64 to 67 of Part I of the Plan.

(d) & (e) Sewer Service: There are no sewer services in the City.

(f) Solid Waste: Solid waste service is provided by a private company under franchise. The collected waste is disposed of at a site near Aberdeen.

7. Human Health: Discussed on Pages 74 and 75 of Part I.

8. Aesthetics: Oakville's small-town, slow pace atmosphere were attributes commonly expressed throughout the plan's development. It's cleanliness is also appreciated by residents.

9. Recreation: Page 75 of Part I.

10. Archaeological/Historical: There are no known archeological sites of significance in the City.

8. IMPACT OF THE PROPOSAL

The complete implementation of the plan would affect the elements of the Human and Physical Environment in the following ways:

A. Elements of the Physical Environment:

I. Earth:

(a) Geology: The proposed plan would permit very minor earth movement in excavation and filling incidental to the various types of uses and development permitted in the plan.

(b) Soils: The plan would allow substantial disruption of soils in certain areas as the uses permitted are developed. Disruption would vary from substantial and complete disruption in industrial and commercial areas, to much less in the low density residential areas. This would be no more than what is presently allowed, however.

- (c) **Topography:** The general topography of the area would not be substantially altered, although earth movements related to the various types of development permitted may make very minor alterations in the topography of the area.
- (d) **Unique Features:** N/A
- (e) **Erosion:** Removal of vegetation during the construction of various uses would increase overland erosion. Drainage and stream courses would be largely unaffected by the plan, however.
- (f) **Accretion/Avulsion:** N/A

2. **Air:**

- (a) **Air Quality:** Change in air quality will be relatively minor consisting of increased emissions from increased traffic resulting from minor growth. The Plan also permits the development of industrial uses. These uses could involve air discharges, but this is expected also to be minor since such activities are now heavily regulated. All possible emissions of contaminants resulting from this plan would be negligible and perhaps not even measurable. One of the major functions of the plan is to preserve existing air quality.
- (b) **Odor:** Increased traffic would increase associated odors (though in negligible amounts) and industrial uses would involve odors though this would have to be determined at the time of industrial expansion is proposed.
- (c) **Climate:** N/A

3. **Water:**

- (a) **Surface Water Movement:** The plan would have little if any impact on the movement of surface water. Major streams and the river could not be modified. Small drainage courses would generally be left in their natural configuration and could only be modified with a showing that the water flow would not be restricted.
- (b) **Runoff/Absorption:** By permitting greater development and thereby more pavement and other forms of impervious ground cover, absorption of rainfall into the soils would be reduced and runoff would be more rapid. Again, however, this is likely to be less significant than what would occur if there were no plan.

Also, the general small-town densities as suggested in the plan policies do not substantially change the character of the area drainage.

- (c) Flooding: The plan would have no impact upon existing flooding conditions. While policies permit development in State defined flood-plains, they do so in support and recognition of the City's Shoreline Management ordinance and existing laws related to flood prevention.
- (d) Surface Water Quality: Because the plan permits growth, water demand will increase and affect water quantities during peak demand. Nothing in the plan is expected to affect water actually received.
- (e) Surface Water Quality: Increased development increases potential waste discharge. However, plan policies require consideration of waste disposal capacities and potential problems prior development approval.
- (f), (g), & (h) Ground Water: Since Oakville has no sewage system, continued development can affect ground water quality and thus quantity to the City. The Plan's policies are designed so that development density will not exceed the ground's capability of managing waste water without affecting existing ground water qualities.
- (i) Public Water Supplies: Increased development will lead to increased water demands. Study of the current system indicates sufficient quantity for projected development. The plan provides policies requiring sufficient water supplies prior development approval.

- 4. Flora: Development alters existing vegetation and the proposed plan significantly limits development. Future development under the proposal would concentrate mainly in City limits in areas not overly developed or saturated with septic tanks and in areas not designated or floodplain lands within the City's Shorelines Ordinance. This occurs primarily in the northern sections of Oakville and in areas south and west of the City's center designated at Pine and State Streets. The vegetation in these areas consists primarily of wild grasses and scattered pine trees. Because the proposal limits development density, the impact upon this vegetation is expected to be minor. The proposed plan is not expected to impact on any known unique or endangered species, nor do any significant vegetative corridors appear to be affected by the plan.

The more important impact of the plan on agricultural land is that the plan should assist in conserving agricultural land in other areas.

One of the basic purposes of the plan is to cluster development next to the city in order to reduce urban sprawl which would result in the loss of for more commercial agricultural land.

5. Fauna: The impact of the plan on fauna in the area is similar to that on vegetation--very minimal. One of the basic concepts of the plan is to encourage development to cluster near the city. This is expected to reduce general urban sprawl which would tend to disrupt for more extensive and perhaps (since they would be more removed from human activity) important wildlife habitat. The plan, then, is generally expected to conserve such areas.

The plan is not expected to significantly affect fish habitat other than through the effect upon water quality discussed previously.

6. Noise: Noises associated with residential uses would generally increase throughout the area, although this would be negligible. Traffic noise would increase along those roads designed as arterials but this also would not generally be significant.

Expansion of the lumber industry in northern Oakville is expected to increase noise levels. The impact of these noise increases can be determined at the time of expansion through SEPA guidelines. The plan, however, confines this noise to one area of the City in order to minimize any increase in noise levels.

7. Light and Glare: The impact of the plan on levels of light and glare are largely the same as the impact on noise: some increase in levels as would be related to planned uses but not to significant problem levels. The rigid separation of uses as provided in this plan would keep problems of light and glare from some uses from adversely affecting other uses.
8. Land Use: The proposed plan calls for continuation of existing pattern. Specific features include:
 - (a) Concentrating industrial uses to the north-western area of the City around the railroad tracks.
 - (b) Maintaining a low density residential area south of Highway 12 within the City.
 - (c) Concentrating commercial and public service uses along Pine Street between Park and Allen Streets.
 - (d) Maintaining present site of schools for school purposes.

9. Use of Natural Resources: Development which the plan allows, results in use of existing natural resources. This, however, is not expected to make any difference in overall consumption of resources which otherwise would have occurred. If anything by liberalizing the opportunity for multiple family development the plan would conserve such materials.

The plan would commit land (a non-renewable resource) to development. However, the overall effects of this commitment is expected to be substantially less than what would occur from urban sprawl-unplanned growth, which the plan seeks to avoid.

10. Risk of Explosion or Hazardous Emission: The plan would have no known effect on these concerns.

D. Elements of the Human Environment

1. Population: The plan seeks to respond to population growth pressure while at the same time seeking to influence the amount and location of that growth. The plan anticipates a moderate growth of between 100 and 150 persons by 1990 (750 total population). These figures are used in development of growth policies.
2. Housing: The plan calls for the increase in housing supply necessary to meet the needs of expected population. Policies encourage allowing mobile homes within the City in order to meet this need at minimal cost. Older and more dilapidated structures are suggested where possible, for renovation in order to meet housing need.

3. Transportation: One of the expected results of the plan is an increase in traffic concurrent with planned development. But one of the plan's purposes is to guide development in a manner that will minimize traffic circulation problems.

Since the plan basically encourages continuation of existing land use patterns, existing traffic patterns would most likely remain.

4. Public Services: The growth envisioned by the plan would create new demand for all governmental services. However, the plan seeks a land use pattern along with a consideration of the siting of public services which will make the provision of public services more efficient. Added growth without this plan could produce land use patterns which would be difficult to serve efficiently.

The most important features of the plan relating to public services are:

- (a) Search for space to house fire-fighting equipment, and
- (b) examination of alternative locations for City Hall or the City Library.

5. Energy: It is anticipated that adoption of the plan will conserve energy consumption by promoting a more efficient land use pattern than would be achieved without it.
6. Utilities: One of the main purposes of the plan is to promote a future land use pattern which will accommodate anticipated growth pressure in a manner which can be most efficiently served by public utilities.

Specific development proposals to provide such services are contained in the utilities element of the plan.

7. Human Health: The impact of the plan on human health concern is quite general in nature. By responding to anticipated growth, it is expected that a healthful environment will be produced. Potential problems exist by not planning for sewage disposal systems other than individual septic systems. The plan seeks to avoid development to a density which would saturate grounds with waters from septic systems. In doing so, it provides for a more healthful environment than would exist without the plan.
8. Aesthetics: One of the major concerns of the plan has been to conserve the high-aesthetic quality of the city while responding to mounting growth pressure. Generally, this is accomplished by directing and limiting higher intensity uses (industrial and commercial) to specific areas in patterns which conserve existing patterns.

9. Recreation: The plan does not address the issue of recreation to any great extent and is not expected to have any significant impact upon recreational facilities. The only exception involves the City's only park. Policies are entered which will encourage the upgrading of the City park for use by city residents.
10. Archeological/Historical: There are no known effects of this plan upon any archeological or historical sites.

9. THE RELATIONSHIP OF THE PLAN BETWEEN LOCAL SHORT-TERM USES AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

A. Identification of Trade-offs between Short-Term Gains and Long-Term Losses.

The most significant long-term "loss" envisioned is conversion of open space in the south-western area of the City and the possible conversion of agricultural land directly east of the City on Blockhouse Road to residential use.

Implementation of this plan, as with any plan, will involve the commitment of specific areas to certain uses, thereby foreclosing the long-term opportunity to use such areas for other uses. As mentioned previously, these commitments however, do not generally consist of a significant departure (except those identified) from existing patterns and uses.

B. Benefits and Disadvantages of Reserving Implementation to a Future Time:

The City of Oakville is experiencing considerable growth pressure now due to many factors. The growth pressure is creating potential problems through potential inappropriate commitment of various areas to various uses. If the plan is not implemented soon the effect would be largely the same as the no action alternative discussed in item 12 subsequently--an unfavorable growth alternative according to the City.

While it might be possible to implement some parts of the plan now, postponing other provisions, this would actually tend to unbalance the plan's attempt to accommodate competing needs, such as conserving farm land and conserving the existing character of the city itself, thereby frustrating most of the plan's objectives.

10. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OR RESOURCES

As noted above the major irreversible and irretrievable commitments of resources consist of:

- A. The possible commitment of agricultural areas to urban use in limited areas.
- B. The possible commitment of undeveloped areas to urban areas.
- C. The general commitment of a land use pattern which also involves the foreclosing of opportunity to employ these areas for other uses.

11. ADVERSE ENVIRONMENTAL IMPACTS WHICH MAY BE MITIGATED

As in the case of any comprehensive plan, this plan calls for or permits a wide range of activities, projects, and programs. The particular potential adverse impacts of these activities may range from minimal to severe, depending upon the design or manner in which each specific action is done. For this reason the most appropriate place to consider or carry out mitigation is at the start of implementation. Since each project is subject to the requirements of SEPA, such mitigation may be addressed at that time.

12. ALTERNATIVES TO THE PROPOSAL

The proposed plan is the result of a detailed planning process which has considered alternatives at each step of the process. While virtually every policy in the plan was developed with a consideration of alternatives, the plan formally considers (complete with a public hearing) four overall alternative policy frameworks, one of which is embodied in this plan. Added to these other alternatives is "no action".

- A. No Action: No action would continue the piece meal decision-making process which is now occurring, with each decision considering only the immediate problem without any consideration of the overall impacts of these incremental decisions. A particular feature of this alternative is a continuation of separate planning and zoning decisions being made independently by the county and city. In some situations this occurs on a single project. Continuation of this situation will result in the following:
 - 1. Extension of public facilities on a case-by-case basis possibly resulting in haphazard land use patterns.
 - 2. Possible inconsistent zoning decisions due to the absence of a policy framework.
 - 3. Possible premature commitment of resources without consideration of alternatives.
 - 4. Continued absence of an overall purpose to the land use policy.
 - 5. Probable continued frustration in meeting emerging housing pressures and problems related hereto.

B. Directing Anticipated Growth to Incorporated Boundaries:

This alternative, the pattern proposed within the plan, poses some problems including:

1. An increase in existing development density to a maximum level resulting in an appearance of high density.
2. Change in the City's physical character. (Related to the first impact, the increased density will affect the small-town character.)
3. Possible increase in housing demand and pressures. (By limiting the amount of land available for development within the area, lands available for housing development could become scarce and increase housing values and costs.)

However, the alternative may also solve many land use problems or prevent them from arising. These attributes include:

1. Preserving environmental conditions thereby, preserving some of its small-town, rural character.
2. Preventing rampant escalation of water delivery costs incurred by servicing large areas around Oakville.
3. Keeping traffic patterns confined to smaller areas which minimizes lengths of street facilities to maintain.
4. Condensing commercial activities in the more densely settled areas, thereby, encouraging their use by local residents.
5. Minimizing land consumption for urban use.

C. Directing Anticipated Growth to Temporary Housing Areas:

This alternative entails the establishment of temporary housing areas designed especially to accommodate mobile living units often associated with construction activity. The major attributes and drawbacks of such a proposal are outlined below:

1. The establishment of a temporary housing areas is positive if it is desired to preserve existing conditions and character of the area. By establishing such an area, lands outside the area may not be subject to temporary housing development. These areas can also relieve the density in town that can be associated with fast-growing development.
2. Land consumed by temporary housing structures may be reduced by allowing for the set-up of mobile structures in a defined area.
3. Depending upon where the temporary housing area were located, the impacts upon the existing traffic volumes and patterns and upon

commercial activities could be positive or negative. If located along a road used to its capacity, the increased traffic could generate significant traffic problems by overcrowding that road. The housing area, if set far enough away from commercial activities, could create need for retail services within close proximity of the homes, thereby de-centralizing commercial activity.

4. Adopting only this alternative would provide no permanent solution to housing shortages. While housing would be provided primarily for construction workers, no policies under this alternative would address the need for increased housing which would shelter the growing population and which would replace dilapidated units.
5. Capital facility costs, especially in regards to sewer, would increase. Oakville has no sewage system, and a temporary housing area would most likely be developed at densities requiring some form of sewage disposal system.

D. Directing Anticipated Growth to Concentrated Service Areas:

This alternative suggests allowing new housing development and associated services to establish in areas around the City, not necessarily adjacent to incorporated boundaries.

Residents living in such areas would be responsible to County ordinances and would be required to provide any physical services, such as water distribution, sewer collection, or street construction and maintenance, by establishing a special "improvement district" as defined in the Revised Code of Washington (R.C.W.).

The major impacts of such an alternative include:

1. Increasing the risk of environmental change and gradual deterioration as the number of septic tanks increase (i.e. in water and street improvement districts).
2. Possible change in surrounding character of the area to reflect a "sub-urban" or bedroom community.
3. Perhaps relieving the pressures for higher cost housing (as housing in such areas usually are designed for upper-middle income groups) thereby, stabilizing housing costs within Oakville.
4. Potentially affecting capital facility costs to Oakville residents positively or negatively. (Establishment of improvement district near developing areas adjacent the town may necessitate eventual annexation forcing the

Town to accept responsibility for servicing such areas. On the positive side, should the service districts remain isolated from City services, facility costs of growth to the City may be limited.)

5. Lessening the potential development density within incorporated boundaries.
6. Increasing land consumption by future development outside the incorporated boundaries.
7. Potentially overloading existing roads and changing areawide traffic patterns depending upon where such service areas are located.
8. Creating demands for commercial services away from the central commercial area in Town.

E. Encouraging Dispersed Development in a Broad, Even Pattern Around Town:

Most of the impacts associated with this alternative are negative including:

1. Increasing land consumption to a high degree thereby affecting the small-town character and degrading environmental quality.
2. Greatly increasing costs of water distribution and future sewer collection (if needed) to City residents.
3. Producing an unpredictable traffic pattern since particular areas are not designated for receiving development.

On a positive note, this alternative would conserve a low development density the City now enjoys and relieving housing pressure within the incorporated limits.

The plan suggests encouraging alternative "B" above for the most part. While development eastward beyond city limits would be allowed within stated policies, shoreline laws would effectively limit development density and potential environmental and physical costs.

Further details of these various alternatives--including conceptual mapping--may be obtained from the Grays Harbor Regional Planning Commission at 207½ E. Market, Aberdeen.

13. UNAVOIDABLE ADVERSE IMPACTS

The adverse impacts which would occur over present conditions if this plan were implemented may be classified into three groups:

- A. The plan commits the City to a relatively moderate level of growth. This growth would produce:
 1. Increased traffic.

2. Slightly increased noise, light and glare, mainly derived from slightly increased traffic.
 3. Slightly increased fumes and odors, again arising largely from increased traffic.
 4. Increased demand for most public services though not to a significant degree.
 5. Increased consumption of water, energy, and other forms of resources.
 6. Increased waste generation.
- B. The plan commits areas to particular commercial, industrial, and residential uses, thereby foreclosing the use of each area for another use. The most significant of these include:
1. Possible conversion of agricultural lands east of the City.
 2. Conversion of undeveloped area in the south-western and northern areas of the City.
 3. Expansion of industrial area.
 4. Expansion of the commercial area.
 5. Increased area committed to development would reduce absorption capacity of the soils though insignificantly.
 6. The commitment of area to development would produce some displacement of wildlife, again, expected to be insignificant.
- C. The plan would permit new uses to be established thus creating various impacts related to construction activity including:
1. Earth movement.
 2. Disruption of soils.
 3. Removal of vegetation.
 4. Erosion of disrupted soils.
 5. Increased noise, glare and fumes related to construction activity.
 6. Increased consumption of fuels and building materials.

It is essential to note that all discussions in this statement have compared conditions that would result from the implementation of the plan from present conditions only. If comparison is made with the individual alternative courses of action which illustrate various possible futures, all of the impacts identified above would be less under this alternative than under any of the other alternatives, except the no growth option.

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